

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Dartmouth Avenue, 485' E of
Dalton Road
(1451 Dartmouth Avenue)
9th Election District
4th Councilmanic District

Robert F. Callahan, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-471-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 1451 Dartmouth Avenue, located in the vicinity of Taylor Avenue in Hillendale. The Petition was filed by the owners of the property, Robert F. and Mary C. Callahan. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 40 feet in lieu of the required 50 feet for a proposed two-story addition, 10' x 16' in dimension. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affida-

ORDER RECEIVED FOR FILING

Date

By


MICROFILMED

vits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of June, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 40 feet in lieu of the required 50 feet for a proposed two-story addition, 10' x 16' in dimension, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 6/27/96

By [Signature]

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

June 27, 1996

(410) 887-4386

Mr. & Mrs. Robert F. Callahan
1451 Dartmouth Avenue.
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Dartmouth Avenue, 485' E of Dalton Road
(1451 Dartmouth Avenue)
9th Election District - 4th Councilmanic District
Robert F. Callahan, et ux - Petitioners
Case No. 96-471-A

Dear Mr. & Mrs. Callahan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File

MICROFILMED





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1451 Dartmouth Ave., Baltimore MD

96-471-A

which is presently zoned DL-10.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

IN LIEU OF THE REQUIRED 50 FT. REAR SETBACK TO AN ENCLOSED PRINCIPAL STRUCTURE. 1BG2.3.C.1 TO ALLOW 40 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Robert F. Callahan

(Type or Print Name)

Signature

Mary Catherine Callahan

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

MICROFILMED

REVIEWED BY: SMH

DATE: 5-28-96

ESTIMATED POSTING DATE: 6-9-96

Printed with Soybean Ink
on Recycled Paper

ITEM #: 471-

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1451 Dartmouth Ave.
address
Baltimore MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We wish to close in an existing deck. We want to make a storage area on the bottom portion and a sitting room on the upper portion. I need the space because my father-in-law past away in Feb. 1996 and I need to relocate my mother-in-law, Mrs. Lilian B. Sanders, age 93, to my residence. I need the additional living and storage to do this.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mary Catherine Callahan
(signature)
Mary Catherine Callahan
(type or print name)



Robert F. Callahan
(signature)
Robert F. Callahan
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of May, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robert F. & Mary C. Callahan

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

5/6/96
date

Genevieve Lechinski
NOTARY PUBLIC

My Commission Expires:

GENEVIEVE LECHINSKI
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires November 28, 1998

EXAMPLE 3 -- Zoning Description

96-471-A

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form

ZONING DESCRIPTION FOR 1451 DARTMOUTH AVE
(address)

Beginning at a point on the SOUTHERN side of
(north, south, east or west)

DARTMOUTH AVE. which is 60 FEET
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 485 1/4 FEET EASTERLY of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street DARTMOUTH AVE DALTON ROAD
(name of street)

which is 60 FEET wide *Being Lot # 66,
(number of feet of right-of-way width)

Block D, Section # in the subdivision of HILLENDALE
(name of subdivision)

as recorded in Baltimore County Plat Book # 22, Folio # 35,

containing 2,906' Also known as 1451 DARTMOUTH AVE
(square feet or acres) (property address)

and located in the 9 Election District, Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds. N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

471

CERTIFICATE OF POSTING
TOWNING DEPARTMENT OF BALTIMORE COUNTY 96-471-A
Towson, Maryland

District 9th

Date of Posting 6/17/96

Posted for:

Varadero

Petitioner:

Robert Cotton's Collection

Location of property:

1437 Dartmouth Ave. S/S

Location of Sign:

Feeling good & happy on property being served

Remarks:

Posted by

M. Kelly
Signature

Date of return:

6/14/96

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF TOWNING DEPARTMENT - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 019971

476

DATE

5/24/96

ACCOUNT

6 CCLC 115

AMOUNT \$

85.00

1431 Duane Ave

RECEIVED FROM:

Robert Cotton's Collection
010 E. S. Lane (Armed) 50.00
080 1 side 35.00

FOR:

TOWNING

53.00

OLANDHOLM MICHRO

485.00

MICROFILMED

VALIDATION ON SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

96-471-A

5034



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 471 Petitioner: Robert & Mary Callahan

Location: 1451 Dartrouth Ave Baltimore, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Robert Callahan

ADDRESS: 1451 Dartmouth Ave
Baltimore, MD 21234

PHONE NUMBER: 410-483-2184

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____



North

date: _____
prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1"=200' scale map#: _____

Zoning: _____

Lot size: _____ acreage _____ square feet

public private
SEWER: ☐ ☐

WATER: ☐ ☐

yes no
Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-471-A (Item 471)
1451 Dartmouth Avenue
S/S Dartmouth Avenue, 485' E of Dalton Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert F. Callahan and Catherine Callahan

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 9, 1996. The closing date (June 24, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Robert and Catherine Callahan

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1996

Robert and Mary Callahan
1451 Dartmouth Avenue
Baltimore, MD 21234

RE: Item No.: 471
Case No.: 96-471-A
Petitioner: Robert Callahan, et ux

Dear Mr. and Mrs. Callahan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a rectangular stamp that contains the same name in a serif font.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: JUNE 10, 1996

DATE: JUNE 17, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 471 481
472
473
475
477
478
479
480

RBS:sp

BRUCE2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 10, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 474, 475, 480 & 482.

JUN 11 1996

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed with Soybean Ink
on Recycled Paper

RECEIVED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

6-7-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 471 (JRA)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: June 12, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item No. 467, 471, 472, 473, 474, 480, 482, 484, 485, 488, and 489

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

MICROFILMED

ITEM467/PZONE/ZAC1

Petition to accompany Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1451 DARTMOUTH AVE. see pages 5 & 6 of the CHECKLIST for additional required information

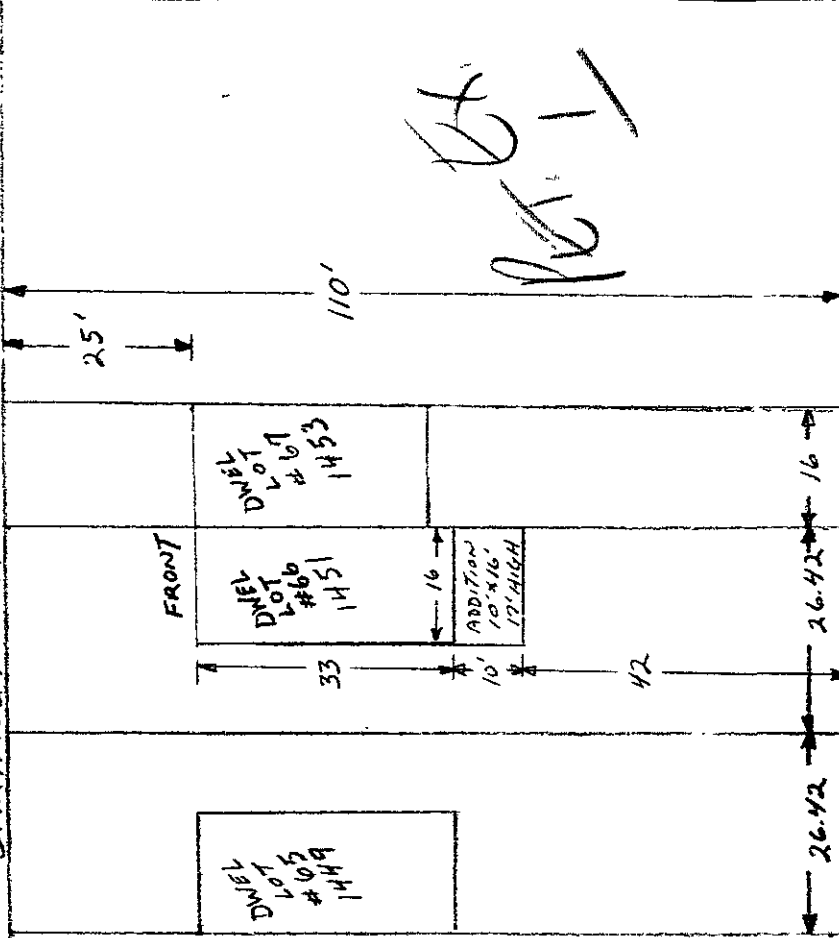
subdivision name: HILLENDALE

plat book # 22, folio # 35, lot # 66, section # D

OWNER: MRS. ROBERT CALLAHAN

96-471-A

DARTMOUTH AVE. 60' WIDE



North
 Vicinity Map
 scale: 1"=1000'

LOCATION INFORMATION

Election District: 9
 Councilmanic District: 4
 1"=200' scale map #: NE-8-C
 Zoning: DR 10.5
 Lot size: 2,906 square feet

public private
 SEWER: ☒ ☐
 WATER: ☒ ☐
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: none

Zoning Office USE ONLY

reviewed by: ADS ITEM #: 127 CASE #: 471



North
 te: 525-96
 eared by:

Scale of Drawing: 1"= 25'

MICROFILMED

96-471-A



rear facing, East
side, view from
alley



rear view, West
side of residence
view from alley



rear facing, East
side of residence
view from alley.

MICROFILMED

96-471-A



near facing
direct view
from alley.

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-471-A (Item 471)
1451 Dartmouth Avenue
5/8 Dartmouth Avenue, 405' E of Balton Road
9th Election District - 4th Councilmanic
Legal Owner(s): Robert F. Callahan and Catherine Callahan

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before June 9, 1996. The closing date (June 24, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

cc: Robert and Catherine Callahan



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 18, 1996

Robert and Mary Callahan
1451 Dartmouth Avenue
Baltimore, MD 21234

RE: Item No.: 471
Case No.: 96-471-A
Petitioner: Robert Callahan, et ux

Dear Mr. and Mrs. Callahan:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 9, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM
FROM: R. Bruce Seeley
Permits and Development Review
DEPRM
SUBJECT: Zoning Advisory Committee
Meeting Date: JUNE 10, 1996
DATE: JUNE 17, 1996

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 471 481
472
473
475
477
478
479
480

RBS:sp
BRUCEZ/DEPRM/TXTSP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 06/11/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETINGS OF JUNE 10, 1996.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 474, 475, 480 & 482.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4681, MS-1102F

cc: File



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 96-471-A

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management
FROM: Pat Keller, Director
Office of Planning
SUBJECT: Petitions from Zoning Advisory Committee
DATE: June 12, 1996

The Office of Planning has no comments on the following petition(s):

Item No. 467, 471, 472, 473, 474, 480, 482, 484, 485, 488, and 489

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by: *Jeffrey Long*
Division Chief: *Carol Kears*

PK/JL

ITEM467/PZONE/ZAC1



96-471-A
near facing East
side, view from
alley

near rear, west
side, view from
alley

near facing East
side, view from
alley

lat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 1451 DARTMOUTH AVE. SEE PAGES 4 & 5 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

Division name: Hillside Dale
Lot book: 33, sheet: 35, lot: 66, section: D
OWNER: MR. & MRS. ROBERT CALLAHAN 96-471-A

DARTMOUTH AVE. 45' WIDE

FRONT

26'42" 26'42" 16'

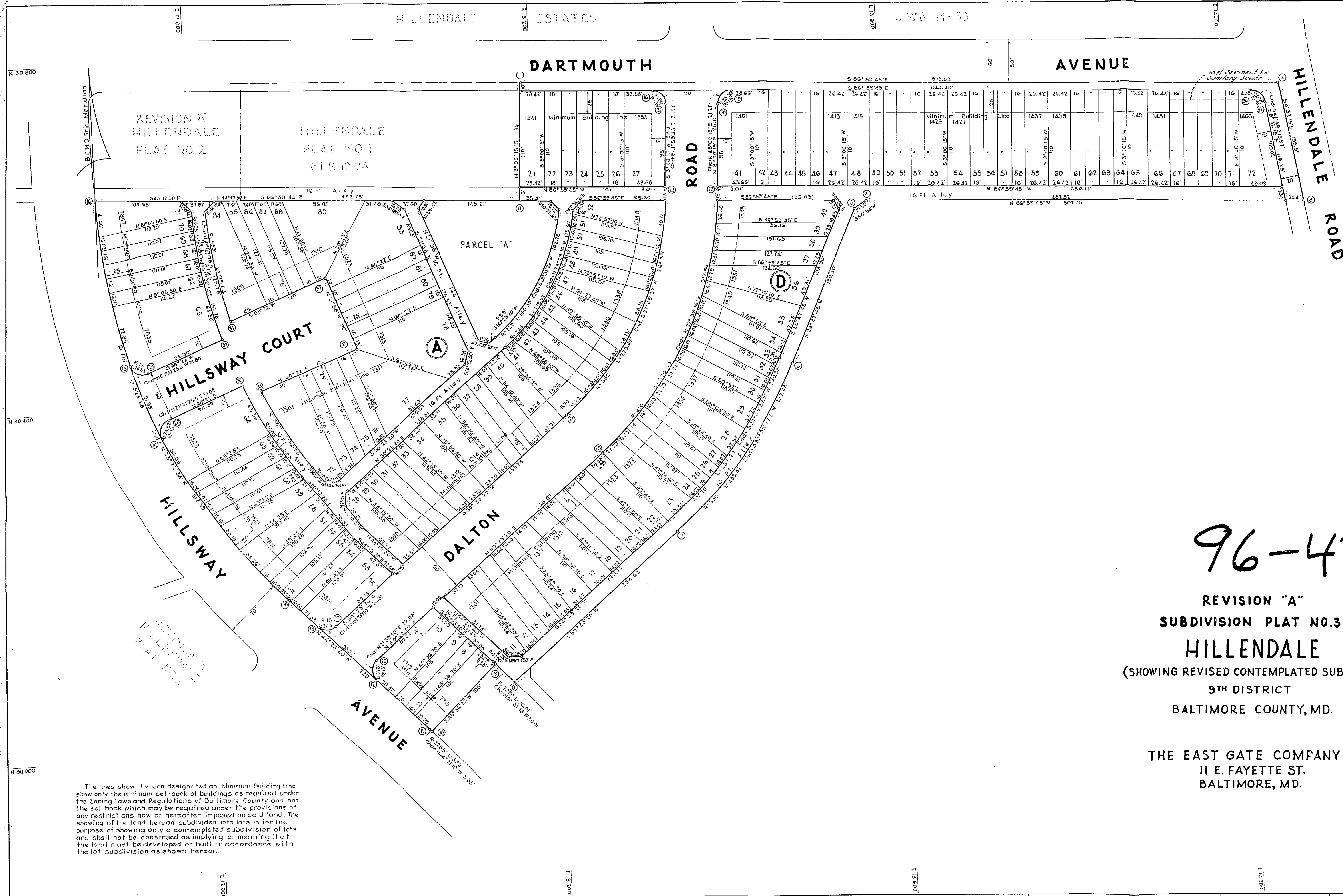
ALLEY 16' WIDE

LOCATION INFORMATION

Section District: 9
County: Baltimore District: 4
Precinct: 10000
Zoning: DR 10.5
Lot & acre: 2,906
Acreage: square feet

SEWER: ☒ YES ☐ NO
WATER: ☒ YES ☐ NO
Chesapeake Bay Critical Area: ☒ YES ☐ NO
Prior Zoning Hearings: none

Zoning Office USE ONLY!
Reviewed by: *585-46* Date: *5/29*
pared by: *585-46* Scale of Drawings: 1"=25'



96-471-A

REVISION "A"
SUBDIVISION PLAT NO. 3
HILLENDALE
(SHOWING REVISED CONTEMPLATED SUBDIVISION)
9TH DISTRICT
BALTIMORE COUNTY, MD.

THE EAST GATE COMPANY
11 E. FAYETTE ST.
BALTIMORE, MD.

413 22 80110 35

RECEIVED for Record
AUG 11 1955 at 2:14
and day recorded in lib
T.L.P. No. folio
No. of the Records of
Baltimore County and ex-
amined, per
George L. Byngh
Clerk

APPROVED
DATE July 27, 1955
Robert J. Dwyer
COUNTY ROADS ENGINEER

APPROVED
DATE July 20, 1955
Director of the Planning Board

APPROVED
DATE July 20, 1955
William B. Warriner
DEPUTY STATE & COUNTY HEALTH OFFICER

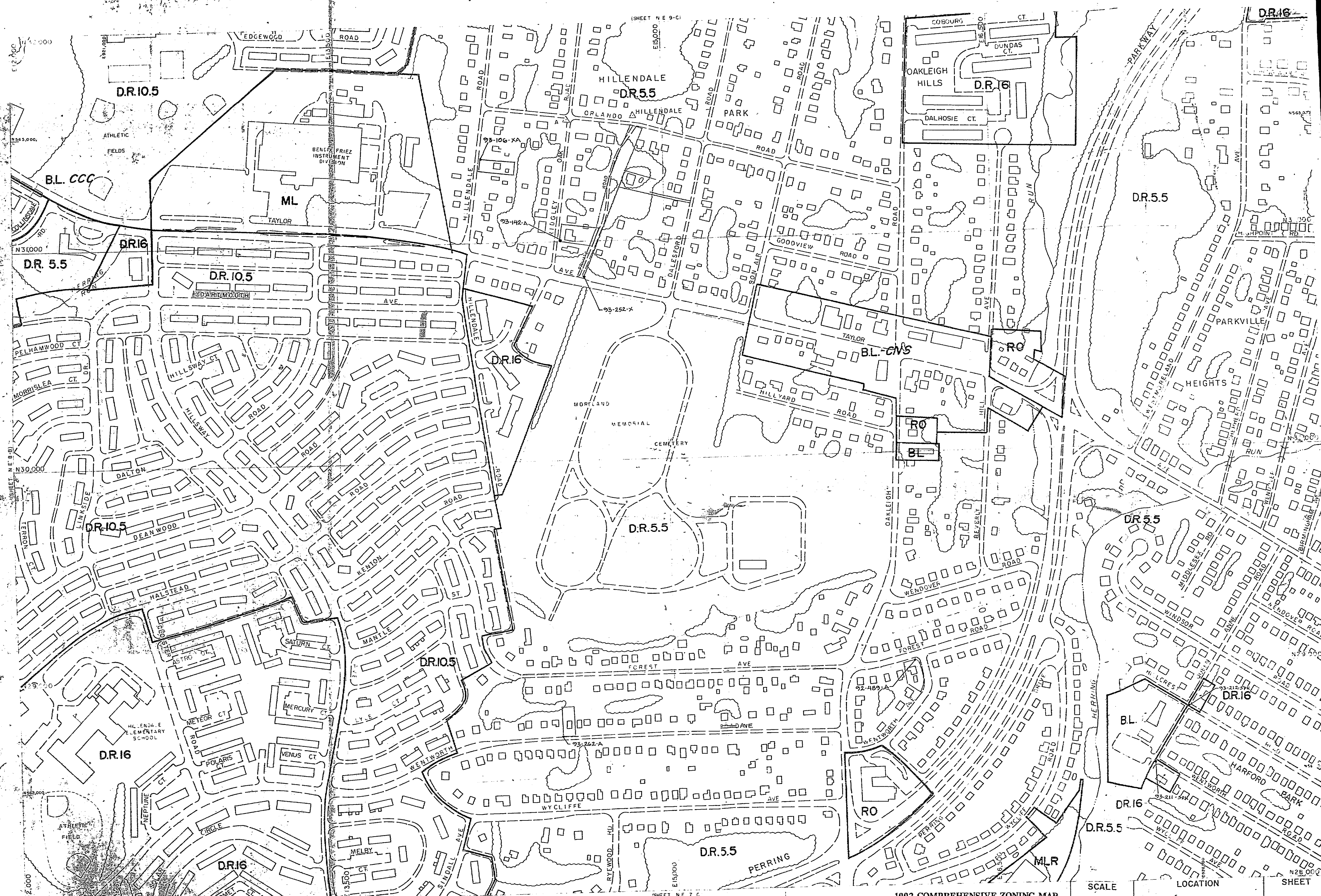
Coordinates and bearings shown on this plat are referred to the system of coordinates as shown on the record plat of Hillendale Estates, April 8, 1946, revised May 27, 1946 JWB 14 Folio 53.

The showing of streets and ways on this plat is for the purpose of description only and is not for the purpose of dedication. This plat shows only a contemplated layout of streets and ways, and no rights or easements of any kind are intended to be conferred or implied by the showing of streets or ways hereon.

OWNER'S CERTIFICATE
I, the undersigned, owner of the land shown herein, do hereby certify that the land shown herein is shown out and the plat thereof prepared in compliance with the provisions of Article 17 of the Annotated Code of Maryland, 1959 Edition, as amended or amended by the Acts of the General Assembly of Maryland, 1959 Session, and that the plat is a true and correct copy of the original plat on file in the Office of the State and County Health Officer.

ENGINEER'S CERTIFICATE
I, the undersigned, a Registered Professional Engineer and Land Surveyor of the State of Maryland, do hereby certify that the land shown herein is shown out and the plat thereof prepared in compliance with the provisions of Article 17 of the Annotated Code of Maryland, 1959 Edition, as amended or amended by the Acts of the General Assembly of Maryland, 1959 Session, and that the plat is a true and correct copy of the original plat on file in the Office of the State and County Health Officer.

ALBERT E. POHMER
REGISTERED ENGINEER & LAND SURVEYOR
OFFICE: 833 PARK AVE. BALTIMORE, MD.
SCALE: 1" = 50' ISSUED June 1, 1955



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	HARFORD PARK	N. E. 8 - C
DATE OF PHOTOGRAPHY		
JANUAR 1986		

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
PHOTOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY RICHART-HORN, INC. BALTIMORE, MD. 21215

96-471-A



96-471-A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

HARFORD PARK

N.E.
8-C